

RID (Rule Interpretation Decision)

(Use additional sheets as necessary)

Type of RID	Requested Response Time	DSD Assigned RID # 94
Customer RID <input checked="" type="checkbox"/>	24 hours <input type="checkbox"/>	
Internal Staff RID <input type="checkbox"/>	10 working days <input type="checkbox"/>	
	As time available <input checked="" type="checkbox"/>	

1. Project Name: Emergency facilities

2. Project Number: None

(Plat #, Zoning Case #, etc.)

3. Project Street Address: N/A

(If not available nearest intersection of two public streets)

4. Applicant Name: City of San Antonio

5. Applicant Address: N/A

6. Applicant Telephone: (210) 207-8229

7. Applicant e-mail Address: #: andrew.spurgin@sanantonio.gov

8. Rule in Question: 35-311 Use Regulations

(Section and/or policy of UDC, Sign Code, etc)

9. Applicant's Position:

(Including date position presented and name of city staff point of contact)

Date: January 19, 2011 **Contact:** Andrew Spurgin **Contact Telephone #:** 207-8229

The Unified Development Code provides highly detailed tables of permitted uses for various uses consisting of both public, institutional, quasi-public and private land uses. Despite the existence of over 400 different land uses identified in the UDC, there is not a use table entry for public safety facilities such as fire stations, police stations or emergency medical services. Specific guidance on the appropriate locations for fire stations is necessary due to ongoing need to program such facilities as the community continues to grow and redevelop.

10. Staff Finding:

(Including date of finding and name of city staff person formulating finding)

Date: January 19, 2011 **Contact:** Andrew Spurgin **Contact Telephone #:** 207-8229

Staff finds that as the City of San Antonio continues to grow in size, there will be the need to provide additional service facilities to promote public safety and the City will strive to continue to provide high levels of service for the public.

As one example, staff recognizes that upon annexation of new areas into the City Limits “comparable” services must be provided in accordance with the City’s Fire Master Plan, which establishes very short response time goals.

Staff finds that upon annexation a “DR” Development Reserve designation is placed on properties, which is equivalent to “R-6” single-family district regardless of location or use.

Staff finds that the UDC authorizes temporary uses pursuant 35-391 for uses not typically permitted by the underlying zoning.

Staff recognizes in some instances a temporary emergency service facility is placed in a location with a portable building and equipment canopy until a permanent facility at another location can be constructed.

35-111(b)(3) allows the Director of Development Services to make a determination if a use not mentioned can reasonably be interpreted to fit into a use category where similar uses are described.



Example of a temporary SAFD station that was later relocated to a permanent facility on a different site.

11. Staff Position:

(Including date position presented internally and name of city staff person formulating position)

Date: January 19, 2011 **Contact:** Andrew Spurgin **Contact Telephone #:** 207-8229

To allow public safety providers to maintain level of service goals, staff recommends that temporary public safety facilities may be authorized pursuant to 35-391 for a period of up to one year with the option to renew such temporary use.

Staff recommends the following districts as allowable locations for permanent public safety facilities:

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF -18	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION
Public Safety Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	<i>PERMITTED USE</i>	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)

Government	Public Safety Facilities	P	P	P	P	P	P	P	P	P	P	

**Table 311-2a
Nonresidential Use Matrix**

		Urban			Rural			Farm		Mixed Industrial							
	PERMITTED USE	UD Major Node		UD Minor Node		RD Major Node		RD Minor Node		FR Ag Commercial VILLAGE CENTER FR / FR Minor Node		Mi - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2
Government	Public Safety Facilities	P		P		P		P		P	P	P	P	P	P	P	P

**TABLE 358-1
ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX**

			AE-2	
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	<i>PERMITTED USE</i>	<i>AE-1</i>	<i>Corner</i>	<i>Interior</i>	<i>AE-3</i>	<i>AE-4</i>
Government	Public Safety Facilities	P	P	P	P	P

Public Safety Facilities shall include police, fire, sheriff and emergency medical service facilities and shall include the facilities of both the City of San Antonio, Bexar County and other fire response providers. A public safety facility may include overnight accommodations for employees, areas for storage of vehicles and emergency response equipment and may or may not be open to the general public. Public Safety Facilities shall not include hospitals, emergency care clinics or ambulance service as identified in Tables 311-2 and -2a.

12. Departmental Policy or Action:

(Including date of presentation of policy or action to the applicant, the effective date of the policy or action, schedule for pursuing an amendment to the code if required and signature of the Director)

Date of policy/action:

Effective Date of policy/action:

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Public Safety Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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Government	Public Safety Facilities	P	P	P	P	P	P	P	P	P	P	

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Government	Public Safety Facilities	P		P		P		P	P		P	P	P	P	P	P		

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TABLE 358-1
ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX

		AE-2		AE-3	AE-4
		AE-1	Corner Interior		
	<i>PERMITTED USE</i>				
Government	Public Safety Facilities	P	P	P	P

Public Safety Facilities shall include police, fire, sheriff and emergency medical service facilities and shall include the facilities of both the City of San Antonio, Bexar County and other fire response providers. A public safety facility may include overnight accommodations for employees, areas for storage of vehicles and emergency response equipment and may or may not be open to the general public. Public Safety Facilities shall not include hospitals, emergency care clinics or ambulance service as identified in Tables 311-2 and -2a.

Staff is further directed to study potential options for a community facilities zoning district to address civic and institutional uses, with special consideration for emergency services in a subsequent UDC update.


Roderick Sanchez, AICP, C.B.O
Director

2-4-11
Date